

COUNTY OF YORK

MEMORANDUM

DATE: July 17, 2002 (BOS Mtg. 8/6/02)

TO: York County Board of Supervisors

FROM: James O. McReynolds, County Administrator

SUBJECT: Sale of County Property

The Office of Economic Development has been approached by Dale Moore, the owner of Clear Moore, located at 229 Redoubt Road, Victory Industrial Park, concerning his interest in expanding his facility on adjacent property owned by York County. Clear Moore is a utility and site contracting company that currently occupies 2.52 acres in Victory Industrial Park. Mr. Moore's business is growing, and he needs more storage space on his property for materials and equipment. The acquisition of an additional acre of property would greatly assist him in improving and expanding his business.

The one-acre, County-owned property is part of the closed landfill facility located off of Goodwin Neck Road. The attached map identifies the one-acre area that Mr. Moore would like to purchase. The subject property is currently part of Parcel 24-181 that totals 91.73 acres. This portion of the landfill is not actively used; however, it encompasses a section of an unimproved roadway around the perimeter of the property. Environmental and Development Services has evaluated this request and indicated that the sale of this one-acre parcel would not impact their operation. Additionally, the cost to relocate the portion of the unimproved roadway impacted by this sale would be minimal. This area of the closed landfill property has been identified for future industrial development for many years. To that end, the County purchased a lot in Victory Industrial Park adjacent to the Clear Moore facility several years ago to provide access to this property. Therefore, the proposed expansion of the Clear Moore facility is consistent with the County's long-range plans for this area.

Dick McNutt, former County Assessor, evaluated this request and concluded that the value of the subject property to Mr. Moore is approximately \$23,000. This evaluation was based on recent sales of similar property and the fact that this is a backland portion of a closed landfill. The Office of Economic Development has negotiated a sale price of \$32,000 for the one-acre in question. Additionally, the purchaser would be responsible for subdividing the property and paying closing costs normally attributable to the buyer.

I have evaluated this request and determined that this acreage is surplus to the needs of the County and its sale to Mr. Moore would assist a long-term existing business with its growth plans. Additionally, this request will not have any negative impact on the County's waste management operations. Finally, Mr. Moore is willing to pay \$9,000 more than the valuation provided by the County Assessor's office.

I recommend you approve the sale of this property to Mr. Moore for \$32,000. If the Board is amenable to selling this property to Mr. Moore at a price of \$32,000, proposed Resolution R02-149 will authorize me to consummate the sale of the property.

York County Board of Supervisors
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Attachments